



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL ACTION AGENDA
WEDNESDAY, AUGUST 16, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. ES</p> <p>APPROVED</p>	<p>MINOR USE PERMIT EXTENTION OF TIME (PLN17-00091) STRICKLER MONSTER FARM CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 2 SUPERVISOR (WEYGANDT)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, William and Angela Strickler, for the approval of a Minor Use Permit Extension of Time to operate a pumpkin patch and haunted corn maze called Strickler Monster Farms during the month of October. The subject property, Assessor's Parcel Number 031-020-030-000, comprises approximately 18.7 acres, is currently zoned F-B-X 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres) and is located 3825 Fruitvale Road, in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Existing Facilities). The Planning Services Division contact, Emily Setzer, can be reached by phone at (530) 745-3067 or by email at esetzer@placer.ca.gov.</p>
<p>9:10 a.m. JB</p> <p>APPROVED</p>	<p>MINOR USE PERMIT AND VARIANCE (PLN17-00084) SIERRA GRACE FELLOWSHIP CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 MONTGOMERY</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, David R. Lindbloom on behalf of Sierra Grace Fellowship for the approval of a Minor Use Permit to allow for the creation of a 4,800 square foot overflow parking area on APN 052-111-076-000. The applicant also requests approval of a Variance to allow a solid five-foot tall fence to be located within the front setback from a private roadway immediately north of the proposed overflow parking area where a solid three-foot fence would normally be required. The subject property, Assessor's Parcel Numbers 052-111-076-000 comprises approximately 3.31± acres, is currently zoned RS-AG-AO (Residential Single Family, Combining Agriculture, Combining Airport Overflight) and is located at 1260 Wesley Lane, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15311 of the California Environmental Quality Act and Sections 18.36.050(B) and 18.36.130(B) of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures and Class 11 – Accessory Structures). The Planning Services Division contact, Jennifer Byous, can be reached by phone at (530) 745-3008 or by email at jbyous@placer.ca.gov.</p>
<p>9:20 a.m. MJ</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00191) MENTAS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Charles and Anna Mentas, for the approval of a Variance to the northwest side setback of 20 feet (where 30</p>

	<p>feet is normally required) in order to construct a 336 square foot garage addition. The subject property, Assessor's Parcel 073-110-010-000, comprises approximately 1.5 acres, is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining minimum Building Site designation of one acre) and is located at 283 Bon Vue Court, approximately 0.3 miles from the intersection of Bon Vue Drive and Applegate Road in the Applegate area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov.</p>
<p>9:30 a.m. MJ APPROVED</p>	<p>VARIANCE (PLN17-00163) JENSEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Chad and Debra Jensen, for the approval of a Variance to the front setback to allow for the construction of an approximately 990 square foot solar array 25 feet from the edge of the abutting road easement (where 50 feet is normally required), 45 feet from the centerline of the abutting road easement (where 75 feet is normally required) and 45 feet from the front property line (where 50 feet is normally required). The subject property, Assessor's Parcel Number 077-032-007-000, comprises approximately 4.6 acres, is currently zoned RS-AG-B-100 (Residential Single Family, combining Agriculture, combining minimum Building Site designation of 100,000 square feet) and is located at 2040 Pheasant Hill Lane, approximately 0.6 miles from the intersection of Gregg Way and Pondorex Road in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov.</p>
<p>9:40 a.m. MJ APPROVED</p>	<p>VARIANCE (PLN17-00153) GODON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from property owners Raymond and Danelle Godon for the approval of a Variance to allow for a front setback of 43 feet from the centerline of Harrison Street (where 60 feet from centerline is normally required) and 18 feet from the edge of the road easement (where 20 feet is normally required) in order to construct a 308 square foot covered porch. The subject property, Assessor's Parcel Number 007-170-022-000, comprises approximately .30 acres, is currently zoned RM-DL 4 (Residential Multi-family, combining Density Limitation of four units per acre) and is located at 24730 Harrison Street, approximately 100 feet east</p>

	<p>of the intersection of Church Street and Mayflower Road in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 (Class 3 – New construction or conversion of small structures) of the Placer County Environmental Review Ordinance. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov.</p>
<p>9:50 a.m. MJ APPROVED</p>	<p>VARIANCE (PLN17-00176) ROBISON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above to consider a request from property owners Blake and Lisa Robison, for approval of a Variance to a 30-foot west side setback to allow for a 20.5-foot west side setback for the construction of a 549 square foot shop addition to the existing residence. The subject property, Assessor's Parcel Number 036-100-012-000, comprises approximately 0.6 acres, is currently zoned RA-B-43 (Residential Agriculture, combining minimum Building Site designation of 1.0 acre) and is located at 4220 Bonanza Way, approximately 1,000 feet southwest of the intersection of Auburn Folsom Road and Mines Drive in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction or Conversion of Small Structures). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at mjackson@placer.ca.gov.</p>
<p>10:00 a.m. NT APPROVED</p>	<p>VARIANCE (PLN17-00010) BRENNER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 SUPERVISOR (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Thomas Brenner, for the approval of a Variance to allow a 2,330 square foot residence to be located 30 feet from the high water mark of an existing pond where a 50-foot setback would normally be required. The subject property, Assessor's Parcel Number 052-172-019-000, comprises approximately .6984, is currently zoned RS-AG-AO (Residential Single Family, combining Agriculture, and combining Aircraft Overflight) and is located at Athena Way south of Crystal Springs Road in Auburn, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the CEQA Guidelines and Section 18.36.050(E) (Class 3 – New construction of Accessory Structures) of the Placer County Environmental Review Ordinance. In addition, the Zoning Administrator will consider a finding Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Nick Trifiro, can be reached by phone at (530) 745-3069 or by email at ntrifiro@placer.ca.gov.</p>

**ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND
RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE**

<p>10:10 a.m. PRC</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00178) LEMUS AND LEWIS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 077-100-057-000 and 077-100-069-000 to reconfigure the subject parcels. The properties are zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet or a 1.0 acre min) and are located in the Applegate area.</p>
<p>10:11 PRC</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00145) MCCRACKEN CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor Boundary Line Adjustment on Assessor's Parcel Number 037-051-016-000 to reconfigure the subject parcel. The property is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 3215 Rattlesnake Road in the Newcastle area.</p>
<p>10:12 PRC</p> <p>APPROVED</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00180) HARMON CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES) Minor boundary Line Adjustment on Assessor's Parcel Numbers 032-253-017-000 and 032-253-047-000 to reconfigure the subject parcels. The properties are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet or 2.3 acre min) and are located in the Newcastle area.</p>